



# SPRINGFIELD HOUSE

West Hill, Near Ottery St. Mary, Devon



# A VERY SPACIOUS, IMMACULATELY PRESENTED AND STYLISHLY DESIGNED CONTEMPORARY HOUSE

With extensive gardens and grounds in a popular East Devon village.

## Summary of accommodation

**Ground Floor:** Reception hall | walk in coat and shoe cupboard | Office | Cinema room with kitchenette | Gym | Bedroom/shower room suite

**First Floor:** Balconies | Open-plan kitchen/dining/family room | Sitting room | Study | Utility room | WC | Bedroom/shower room suite

**Second Floor:** Principal bedroom/bathroom/dressing room suite | Guest bedroom/shower room/dressing room suite  
Two further bedrooms with en suite shower rooms

**Outside:** Integral double garage and separate garage | Parking | Extensive landscaped gardens | Woodland

**In all about 1.44 acres**

**Distances:** Ottery St Mary 2.5 miles, Sidmouth 8.5 miles, Honiton 9 miles, Exeter 12 miles  
(All distances are approximate)

## SITUATION

The popular East Devon village of West Hill is known for its mixture of individual properties set along tree-lined avenues in a lovely wooded landscape, surrounded by beautiful rolling Devon countryside.

In the village there is a church, village store, excellent primary school, dentist, garage, hairdresser, village hall and regular bus services to Ottery St Mary and Exeter.

More extensive facilities are available in the charming nearby town of Ottery St Mary, including a selection of shops, pubs, restaurants, cafés, a supermarket and schools, including the well-regarded King's School.

Colyton Grammar School is a comfortable commute, about 14 miles away, and private schools in the area include St John's School in Sidmouth and Exeter School and The Maynard School for girls in Exeter.

Further facilities are available in Honiton to the east, and the university and cathedral city of Exeter to the west.

There are golf courses in the area at Sidmouth, Honiton and Woodbury Park.

The East Devon National Landscape (AONB) is nearby and, to the south, there is easy access to the spectacular East Devon coast with its pretty coastal villages such as Branscombe and Beer, and elegant seaside towns such as Sidmouth and Budleigh Salterton, with their beaches and dramatic cliffs. Known as the Jurassic Coast, it offers stunning coastal walking along the South West Coast Path.

There is very quick access on to the A30 dual carriageway leading east to Honiton and on to the A303 towards London, or west to Exeter, where there is an airport with services to both domestic and international destinations. There is access on to the M5 motorway at Exeter or Junction 27, and mainline rail connections to London at Honiton (Waterloo) and Exeter (Paddington).





## THE PROPERTY

Springfield House is an immaculately presented and stylishly designed contemporary home, situated in a peaceful and private setting at the end of a long private driveway in the heart of the village.

Completed in 2011, the accommodation extends to almost 5,000 sq ft over three floors and was specifically designed with space and light in mind. The exterior is finished with cedar cladding and render and features a full-height, three-storey tinted glass gable allowing natural light to flood the main living spaces, centred around an impressive open-tread staircase with glazed balustrades rising into the stunning open-plan kitchen/dining/family room.

Throughout the house are high-quality fixtures and fittings, including Jerusalem limestone flooring on the ground and first floors, bespoke solid oak doors, underfloor heating, a speaker system in the dining/family room and first-floor bedrooms, ample built-in storage, solar water panels, external lighting and CCTV.

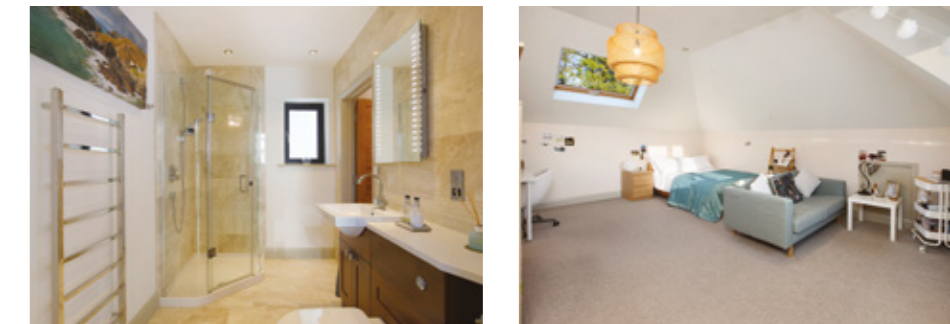




The long entrance drive leads in from the road to high double electronic entrance gates with intercom, opening to an extensive parking and turning area in front of the house.

The front door opens into the impressive reception hall, including a walk-in shoe and coat cupboard. Off this is the fully equipped cinema room with kitchenette, gym, office and a double bedroom/shower room suite. There is also access to the integrated garage and plant room.

The staircase rises to the beautifully light and spacious open-plan kitchen/dining/family room, which forms the heart of the home and provides a wonderful entertaining space. A door leads to the balcony with a wide seating area to the front, and French doors from the snug area with woodburner open to the rear terrace and gardens. The separate, fully fitted kitchen features high-quality handmade solid oak cupboards and Miele appliances including two ovens, steam oven, microwave, coffee machine, warming drawers, wine fridge, full-height fridge, dishwasher and waste disposal. There is also a Quooker instant boiling water tap. Off the kitchen is the fitted utility room with WC.



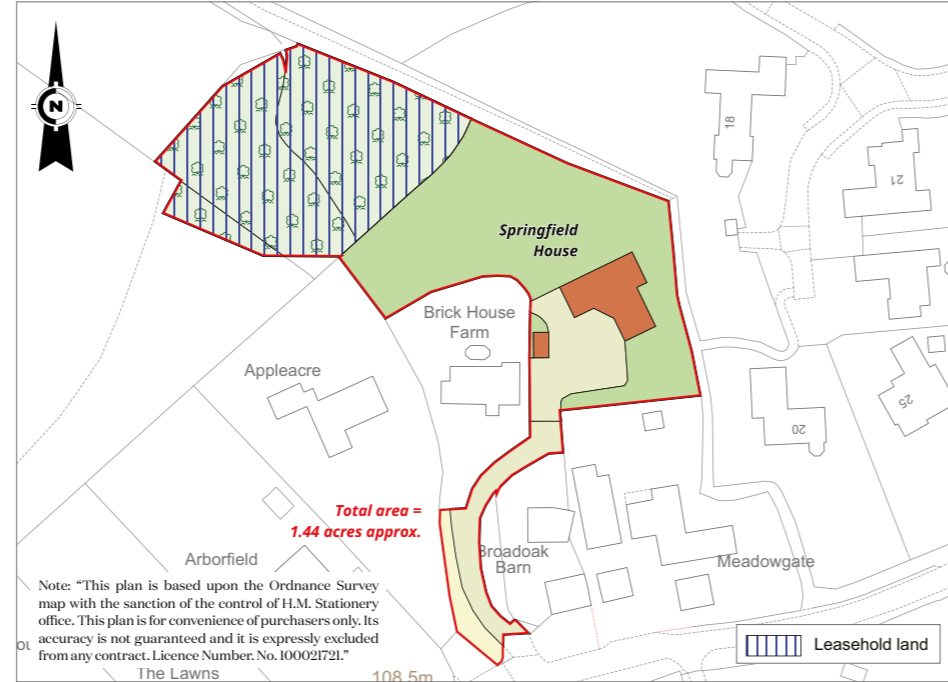
Glazed double doors open to the separate sitting room with gas-fired woodburner-effect fire, full-height window overlooking the gardens and French doors to a balcony.

Further doors from the family room open to the study and a bedroom/hobbies room with en suite shower room.

The staircase continues to the second-floor landing with a seating area enjoying lovely views across the rooftops to the woods beyond. On this floor is the principal bedroom with floor-to-ceiling window overlooking the gardens, dressing room and en suite bathroom; a guest bedroom with walk-in dressing cupboard and en suite shower room; and two further bedrooms connected by a 'Jack and Jill' shower room.

From the parking area there is access to the integral garage and open car port, and there is also a separate garage, each with electronic up-and-over doors.

To the side of the house is a small ornamental garden with water feature and, to the rear, French doors from the family room open to a terrace and the beautiful, extensive, landscaped gardens, incorporating undulating lawns, ornamental trees, a further water feature and a carpet of spring bulbs. Beyond this, a five-bar gate opens into delightful natural woodland, with recently planted saplings, masses of bluebells and abundant wildlife. A path leads to a seating area beside a small wildlife pond, bounded by further woodland and an open field.



## PROPERTY INFORMATION

**Tenure:** Freehold and Leasehold (see land plan).

**Services:** Mains gas, electricity, water and drainage. Solar water panels. Underfloor heating throughout.

**Local Authority:** East Devon District Council: 01404 515616

**Council Tax:** Band G

**EPC:** B (82)

**Directions:** EX11 IUZ | **What3words:** ///walled.paved.sheds

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area  
499.9 sq.m. (5381 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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